

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0171.0A**ZAP DATE:** May 15, 2018**SUBDIVISION NAME:** 7300 South Congress**AREA:** 8.1 acres**LOTS:** 4**APPLICANT:** Carol Elwyn Williams**AGENTS:** BGE, Inc (Pablo Martinez) & Thrower Design (Ron Thrower)**ADDRESS OF SUBDIVISION:** 7300 South Congress**COUNTY:** Travis**WATERSHED:** South Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-6**DISTRICT:** 2**LAND USE:** residential

VARIANCES: On March 20, 2018, three variances were approved by the ZAP, which allow approval of this plat. The variances are to the following sections of the Land Development Code: 25-4-33 “Original Tract Requirement”, 25-4-151 “Street Alignment and Connectivity”, and 25-4-171 “Access to Lots”.

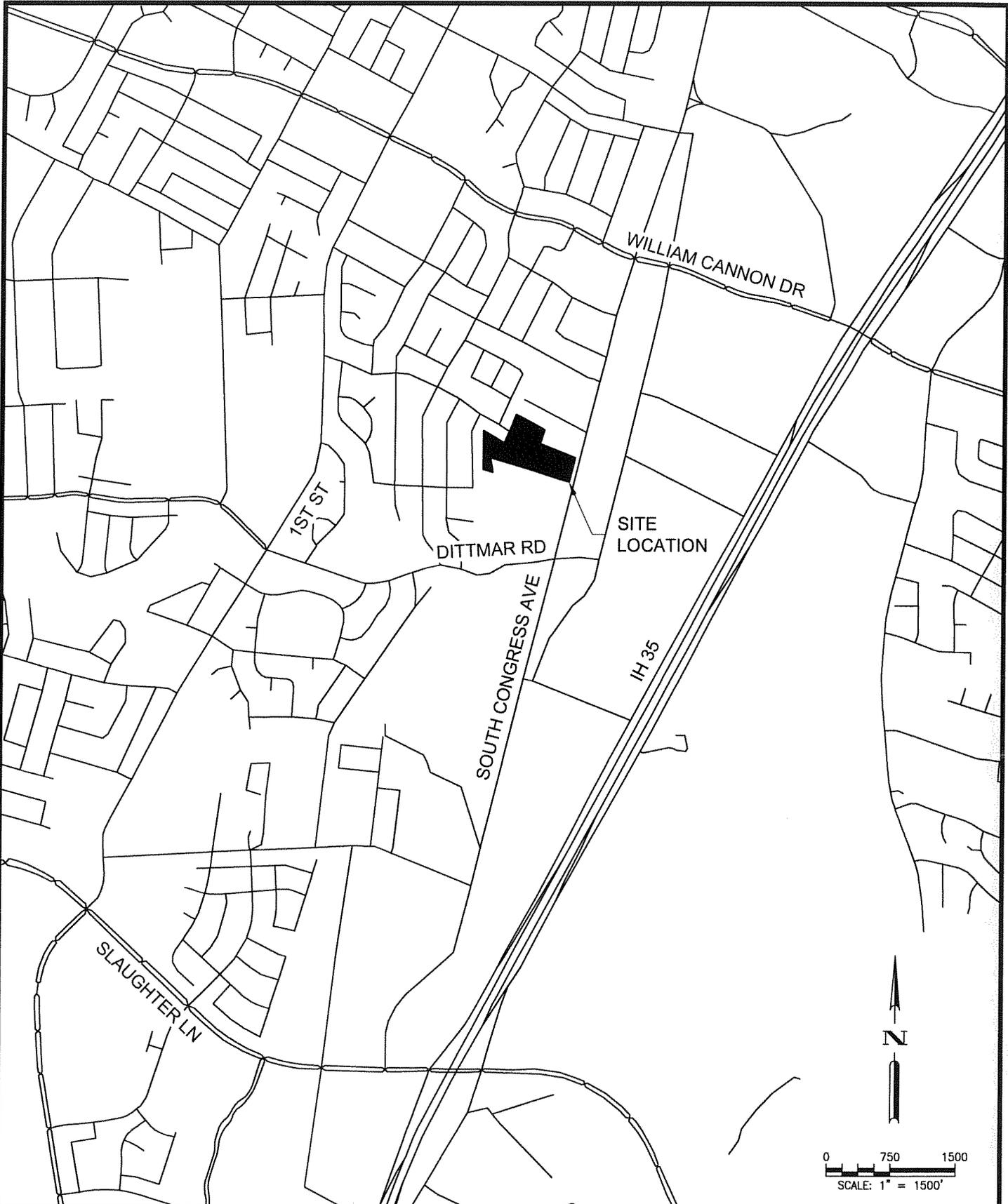
DEPARTMENT COMMENTS: The request is for the approval of 7300 South Congress, a resubdivision comprised of four lots on 8.1 acres. Lot 1 will be developed with 60 attached dwellings in condominium ownership. Lots 2-4 will be for parkland and drainage. A public access easement will connect Meadow Lea Drive to South Congress Ave.

With the approved variances, the proposed lots comply with the zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. With the approved variances, the resubdivision meets all applicable state and city of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**Email:** steve.hopkins@austintexas.gov

V:\02Proposals\Milestone\7300 S. Congress\Exhibits\EXH_161108-LOCATION_MAP.dwg Layout: LAYOUT1 Plotted: 11/8/2016 3:34:01 PM

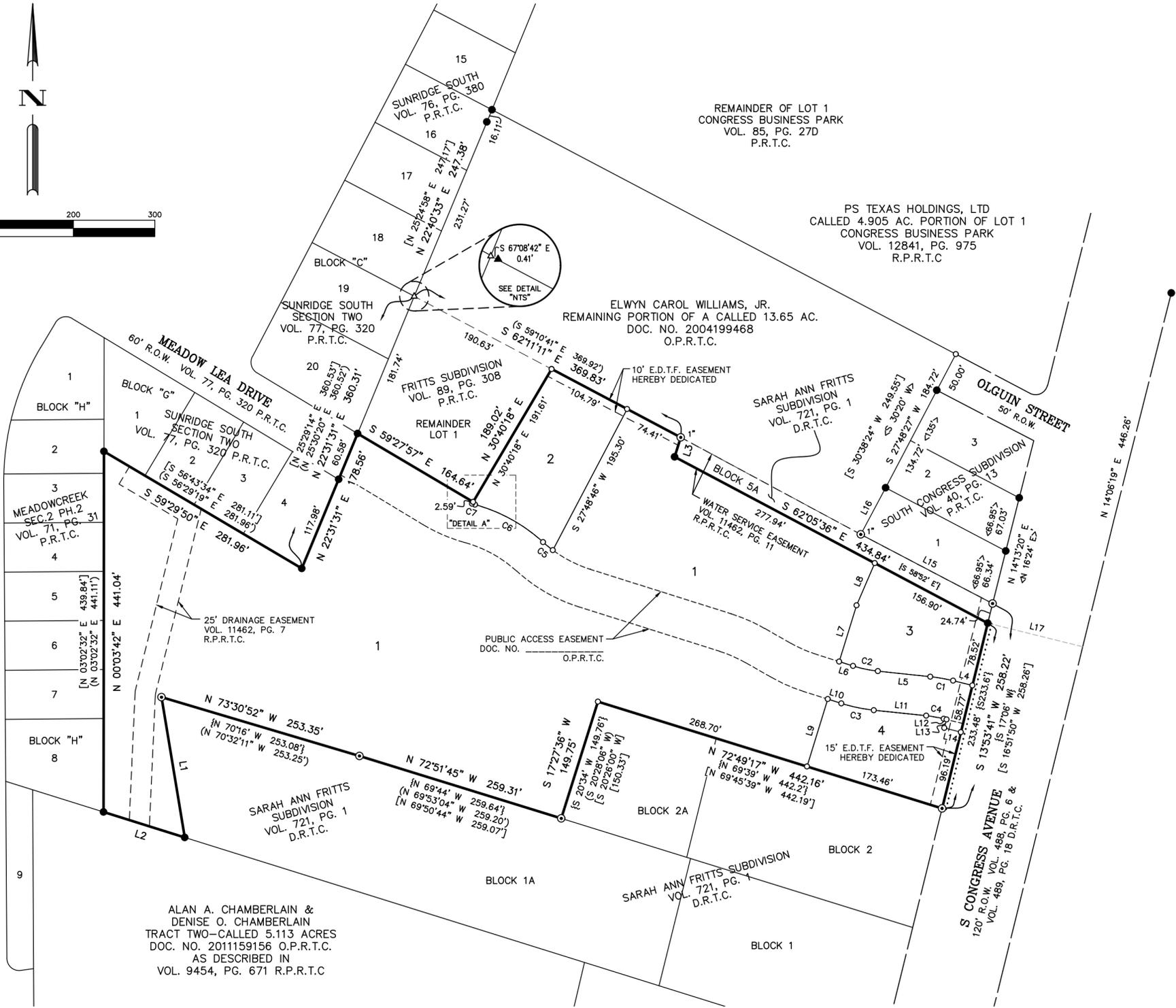
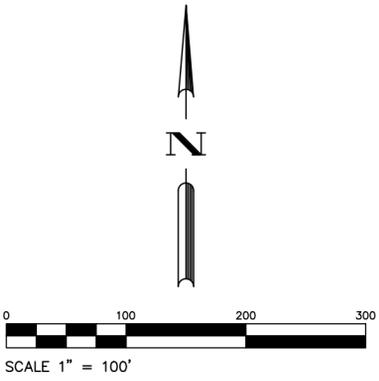


7300 SOUTH CONGRESS
AUSTIN, TEXAS

LOCATION MAP EXHIBIT

BGE, INC. 7000 NORTH MOPAC, SUITE
330 AUSTIN, TX 78731 TBPE Registration No.
F-1046
TEL: 512-879-0400 www.bgeinc.com





LEGEND

- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- { } RECORD INFORMATION VOL. 721, PG. 1
- < > RECORD INFORMATION VOL. 40, PG. 13
- () RECORD INFORMATION VOL. 89, PG. 308
- [] RECORD INFORMATION DOC. NO. 2004199468
- FOUND 1/2" IRON PIPE (UNLESS NOTED)
- FOUND 1/2" IRON ROD
- ▲ FOUND MAG NAIL ON TOP OF FENCE POST (UNLESS NOTED)
- SET 1/2" IRON ROD W/"BROWN & GAY" CAP
- △ CALCULATED POINT
- SIDEWALK
- E.D.T.F. ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT HEREBY DEDICATED

BEARING BASIS NOTE:

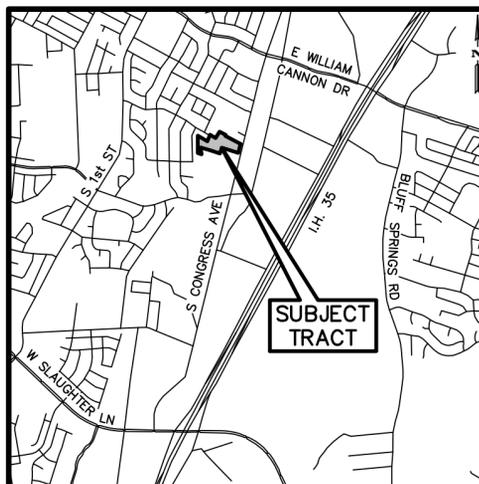
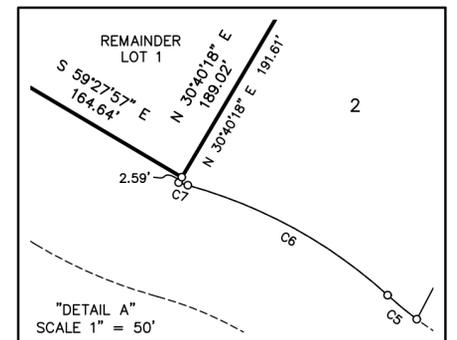
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000579452.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 09°24'38" E	173.85'
	(S 06°24'51" E)	(173.81')
L2	N 72°37'52" W	104.38'
	(N 69°39'50" W)	(104.31')
	(N 69°41'19" W)	[104.75']
L3	S 17°27'36" W	24.86'
	(S 20°28'06" W)	
L4	N 76°04'55" W	24.35'
L5	N 84°00'39" W	64.67'
L6	N 72°32'31" W	17.79'
L7	N 17°07'53" E	71.99'
L8	N 23°26'12" E	56.32'
L9	N 17°07'07" E	86.32'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L10	S 72°32'31" E	17.49'
L11	N 84°00'39" W	64.67'
L12	S 76°04'55" E	3.61'
L13	S 15°25'20" W	10.78'
L14	S 76°06'17" E	21.04'
L15	N 62°24'46" W	182.53'
	(N 58°52' W)	
	<N 59°40' W>	<183.8'>
	(N 59°20'15" W)	[183.66']
L16	S 28°04'50" W	64.76'
	<N 30°20' E>	<65'>
L17	S 76°06'19" E	120.10'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	28.41'	205.30'	7°55'43"	N 80°02'47" W	28.39'
C2	31.23'	156.00'	11°28'08"	S 78°16'35" E	31.17'
C3	40.83'	204.00'	11°28'08"	S 78°16'35" E	40.77'
C4	21.77'	157.30'	7°55'43"	N 80°02'47" W	21.75'
C5	15.70'	156.00'	5°46'05"	S 50°37'54" E	15.70'
C6	95.98'	204.00'	26°57'22"	N 61°13'32" W	95.09'
C7	3.97'	156.00'	1°27'31"	S 73°58'28" E	3.97'

LAND USE TABLE		
LOT	DESCRIPTION	ACREAGE
1	RESIDENTIAL	6.924
2	PARKLAND	0.474
3	PARKLAND	0.385
4	PARKLAND	0.370
TOTAL		8.153



VICINITY MAP
NOT TO SCALE

7300 SOUTH CONGRESS

A RESUBDIVISION OF 8.153 ACRES OF LAND BEING ALL OF BLOCKS 3, 3A, 4, AND 4A, SARAH ANN FRITTS SUBDIVISION, AS RECORDED IN VOL 721, PG. 1, DEED RECORDS, TRAVIS COUNTY, TEXAS AND A PORTION OF LOT 1, FRITZ SUBDIVISION, AS RECORDED IN VOL. 89, PG. 308, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELWYN CAROL WILLIAMS, JR., OWNER OF 8.153 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, CITY OF AUSTIN, TRAVIS COUNTY TEXAS, AS CONVEYED TO ME BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2004199468 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.153 ACRES BEING ALL OF BLOCKS 3, 3A, 4, AND 4A OF THE SARAH ANN FRITTS SUBDIVISION, AS RECORDED IN VOLUME 721, PAGE 1 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1 OF THE FRITZ SUBDIVISION, AS RECORDED IN VOLUME 89, PAGE 308 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID SUBDIVISIONS HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 12.731 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "7300 SOUTH CONGRESS", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____DAY OF _____, 2017, A.D.

BY: ELWYN CAROL WILLIAMS, JR.

9102-A LAWHON ST.
LAUGHLIN AFB
DEL RIO, TX 78840

STATE OF TEXAS §
COUNTY OF VAL VERDE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ELWYN CAROL WILLIAMS, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO'S. 48453C0585H, REVISED SEPTEMBER 26, 2008 AND 48453C0595J, REVISED JANUARY 6, 2016.

I, PABLO H. MARTINEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

PABLO H. MARTINEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 117156

Date _____

BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

Date 05/01/2018

BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



GENERAL NOTES:

- 1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

GENERAL NOTES:

- 9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
11. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
15. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG S CONGRESS AVENUE AND MEADOW LEA DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SOUTH CONGRESS AVENUE ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO ANY LOT IN THIS SUBDIVISION BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
16. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
18. A VARIANCE TO SECTION 25-4-151 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON MARCH 20, 2018, WITH THE FOLLOWING CONDITIONS:
- THE PUBLIC ACCESS EASEMENT SHALL BE RECORDED WITH THE PLAT.
- THE DESIGN OF THE DRIVE SHALL COMPLY WITH EXHIBIT A, AND SHALL BE CONSTRUCTED WITH THE FIRST SITE PLAN. MODIFICATIONS TO THE EXHIBIT MAY BE ALLOWED WITH APPROVAL OF THE DEVELOPMENT SERVICES DEPT. AND THE AUSTIN TRANSPORTATION DEPT.
- GATES ARE NOT ALLOWED ON THE PUBLIC ACCESS EASEMENT.
- SIGNAGE PROHIBITING THROUGH TRAFFIC IS NOT ALLOWED.
- NO PARKING IS ALLOWED ON THE PRIVATE DRIVE.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____DAY OF _____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE ____DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20____, A.D., AT ____O'CLOCK ____M., AND DULY RECORDED ON THE ____DAY OF _____, 20____, A.D., AT ____O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

7300 SOUTH CONGRESS

A RESUBDIVISION OF 8.153 ACRES OF LAND BEING ALL OF BLOCKS 3, 3A, 4, AND 4A, SARAH ANN FRITTS SUBDIVISION, AS RECORDED IN VOL 721, PG. 1, DEED RECORDS, TRAVIS COUNTY, TEXAS AND A PORTION OF LOT 1, FRITZ SUBDIVISION, AS RECORDED IN VOL. 89, PG. 308, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



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